

**Whitley Close,  
Bristol, BS37 5XX**

**PRICE: £275,000**

## Property Features

- Three Bedroom Home
- Semi Detached Home
- Lounge
- Kitchen/Dining Room
- Gas Central Heating
- UPVC Double Glazing
- Allocated Parking
- Close to Yate Railway - Great for Commuting
- South Facing Garden

## Full Description

### Description

Located in Whitley Close, Yate, Bristol, this delightful three-bedroom starter home presents an excellent opportunity for first-time buyers or small families. The property boasts a newly fitted kitchen/ dining room with French doors overlooking the garden and a separate living room.

One of the standout features of this home is its south-facing garden, creating a warm and inviting outdoor space. This garden is perfect for relaxing or perhaps hosting a summer BBQ.

Additionally, the property comes with allocated parking, providing convenience and peace of mind in this friendly neighbourhood. With its practical layout and appealing features, this home is not just a place to live, but a wonderful opportunity to get on the property ladder.

Do not miss the chance to view this lovely property.

### Entrance Hall

Entrance Via UPVC door with obscure glass inset to entrance hall, stairs to first floor accommodation, double radiator.

### Lounge

16'1 x 13'3 (4.90m x 4.04m)

UPVC double glazed window to front aspect, double radiator, coving, door to -



### Kitchen/Dining Room

13'2 x 9'2 (4.01m x 2.79m )

UPVC double glazed window to rear aspect, UPVC double glazed French doors to rear garden, range of fitted wall and base units with work surfaces over, tiled splash backs, spot lights, laminate floor, plumbing for washing machine, stainless steel sink unit with mixer tap, integral oven and electric hob with cooker hood over, space for fridge.

### Landing

Access to loft space, UPVC double glazed window to side aspect, doors to all first floor accommodation.

### Bedroom 1

10'1 x 9'4 (3.07m x 2.84m )

UPVC double glazed window to front aspect, double radiator, feature wood panelling, built in wardrobes providing shelving and hanging space, cupboard housing central heating boiler.

### Bedroom 2

9'7 x 6'8 (2.92m x 2.03m)

UPVC double glazed window to rear aspect, double radiator.

### Bathroom

White suite comprising WC, pedestal wash hand basin, panelled bath with Mira shower over, extractor fan, heated towel rail.

### Bedroom 3

9'7 x 6'6 (2.92m x 1.98m )

UPVC double glazed window to rear aspect, double radiator.

### Front Garden

Laid to lawn, pathway to front door.

### Rear Garden

Laid to lawn with patio seating area, enclosed by fence with gate providing access to parking area.

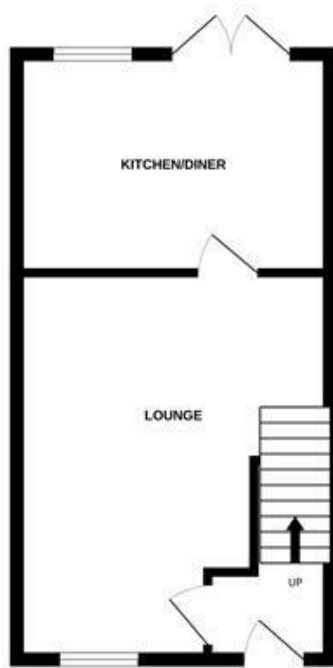
### Parking

2 Allocated parking spaces.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		71	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Measurements are approximate. Not to scale. Illustrative purposes only  
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4 Flaxpits Lane  
Winterbourne  
Bristol  
BS36 1JX

[www.aj-homes.co.uk](http://www.aj-homes.co.uk)  
[info@aj-homes.co.uk](mailto:info@aj-homes.co.uk)  
01454 252140

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements